

LEGAL DESCRIPTION

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 29 N, Range 3 E, W.M., Island County, Washington.

DEDICATION AND RESERVATION

Know all persons by these presents, that we, the undersigned, owners in fee simple of the land herein described, hereby declare this Planned Residential Development and dedicate the common open areas identified hereon as COMMON OPEN SPACE and COMMUNITY AREA to the development community for the uses and purposes provided in the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded herewith. These lands have been conveyed to THE TALKING CIRCLE COMMUNITY ASSOCIATION, a Washington non-profit corporation whose only voting members are the owners of the lots within said Planned Residential Development. The tract identified hereon as TRACT "A" COMMON OPEN SPACE, is reserved and permanently committed in a natural state, for passive recreation and the establishment of primitive trails. The tract identified hereon as TRACT "B" COMMUNITY AREA, is reserved and permanently committed to use for common buildings and facilities, access and utility easements, active recreation and vegetated buffer areas along property lines, each as specified in the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded herewith.

The undersigned owners also dedicate the area designated as TRACT "C" hereon to the development community which is the private road known as TALKING CIRCLE, as shown hereon, for the uses and purposes set forth in said covenants, and have conveyed the same to THE TALKING CIRCLE COMMUNITY ASSOCIATION, subject to the easements and rights of use by all owners of the lots within said Planned Residential Development. Undersigned owners hereby grant a waiver of all claims for damages against Island County which may be occasioned to the adjacent land within the Planned Residential Development by the established construction, drainage and maintenance of the private roads shown hereon.

UTILITY EASEMENT RESERVATION

A non-exclusive easement fifteen (15) feet in width over, under and across a portion of TRACT "B" and over, under and across TRACT "C" is hereby reserved for and granted to THE TALKING CIRCLE COMMUNITY ASSOCIATION, a Washington non-profit corporation, to the owners of the lots within the Planned Residential Development, to Puget Sound Power and Light Company, Whidbey Telephone Company, TCI Cablevision, and their respective successors and assigns over, under and across private roads, common lands and private lots, where indicated hereon, in which to install, lay, construct, water, operate and maintain underground conduits, cables, wires, vaults, meter, sewage, and gas distribution facilities, with necessary, underground or ground mounted facilities and other equipment for the purpose of serving the individual lots and common areas of the Planned Residential Development with electric, telephone, cable T.V. service, gas, domestic water and community sewage treatment, together with the right to enter upon the lots at all times for the purposes stated.

OTHER EASEMENTS

The following additional non-exclusive easements, as depicted on this Site Plan, are hereby reserved for and granted to THE TALKING CIRCLE COMMUNITY ASSOCIATION, a Washington non-profit corporation, and to the owners of the lots within the Planned Residential Development: TRACT "D" COMMUNITY DRIVE FIELD AND RESERVE AREA, TRACT "E" PARKING AND UTILITY EASEMENT, TRACT "F" PARKING AND UTILITY EASEMENT, TRACT "G" ACCESS EASEMENT FOR LOT 6 AND COMMUNITY AREA, AND TRACT "H" ACCESS EASEMENT TO LOT 5 AND COMMUNITY AREA.

NOTES AND RESTRICTIONS

1. Island County has no responsibility to improve or maintain the private roads contained within (or private roads providing access to) the property described in this development.
2. Approval of this Planned Residential Development does not guarantee the issuance of sewage disposal permits or the availability of potable water.
3. Direct vehicular access to Baker Avenue, formerly Anderson Road, is restricted to the easements shown hereon.
4. No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.
5. This Planned Residential Development may be subject to noise, dust, smoke, and odors resulting from harvesting, planting, fertilization and pest control associated with permitted adjacent forest management practices. These practices when performed in accordance with county, state and federal law, shall not be subject to legal action as a public nuisance.
6. All permanent utility systems shall be underground exclusively. All lots, tracts or parcels of land embraced in this Planned Residential Development are subject to and shall be sold only under the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded in Volume \_\_\_\_\_ of Planned Residential Developments, pages \_\_\_\_\_, under Auditor's File No. \_\_\_\_\_, records of Island County, Washington.

313 4787

PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN  
ANDERSON ROAD NEIGHBORHOOD GROUP

NO. UA 06/89 R32903-182-2250  
ISLAND COUNTY WASHINGTON

CONSENT AND ACKNOWLEDGEMENT

Know all persons by these presents that the undersigned owners who are all of the general partners of the ANDERSON ROAD NEIGHBORHOOD GROUP PARTNERSHIP, a Washington general partnership, and all other persons with recorded interests in the subject property, hereby certify that this Planned Residential Development is made with their consent and as their free and voluntary act and deed.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of August, 1991.

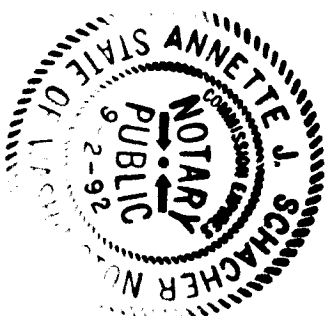
SIGNATURES:

Anne M. Wilson  
ANNE M. WILSON, beneficiary of that certain Deed of Trust recorded under Island County Auditor's File No. 89006949.

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

This is to certify that on this 30th day of August, 1991, before me, the undersigned, a Notary Public, personally appeared ANNE M. WILSON, to me known to be the individual who executed the within consent and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereto set my hand and seal the day and year first above written.  
Annette J. Schacher  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_  
My appointment expires 9-2-92.



ANDERSON ROAD NEIGHBORHOOD GROUP PARTNERSHIP, a Washington general partnership

Barbara Demuth-Mullally  
BARBARA DEMUTH-MULLALLY, GRACIE LAMOR, CHRISTOPHER HOLDER

Lynda Green  
LYNDA GREEN, KATHLEEN LOIS MCANGUS, JEFFREY LARS LAGERSTROM

Christine Molder  
CHRISTINE MOLDER, MARTHA MURPHY, PATRICK M. MURPHY

Bennett White  
BENNETT WHITE

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) SS

This is to certify that on this 14th day of September, 1991, before me, the undersigned, a Notary Public, personally appeared BARBARA DEMUTH-MULLALLY, LYNDA GREEN, CHRISTINE MOLDER, CHRISTOPHER HOLDER, JEFFREY LARS LAGERSTROM, GRACIE LAMOR, KATHLEEN LOIS MCANGUS, MARTHA MURPHY, PATRICK M. MURPHY, and BENNETT WHITE, being all of the general partners of the ANDERSON ROAD NEIGHBORHOOD GROUP PARTNERSHIP, to me known to be the individuals who executed the within consent and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereto set my hand and seal the day and year first above written.  
Donna Kinnick  
Notary Public in and for the State of Washington, residing at 1000 1st St, Bellingham  
My appointment expires 1-22-94.



SURVEYOR'S CERTIFICATE

This site plan correctly represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State Survey Recording Act, in the month of SEPT, 1991.

NORTH SHORE LAND SURVEYING

BY: Russell D. Coffelt

Certificate Number 83974



TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 1991.

MAXINE R. SAUTER, ISLAND COUNTY  
TREASURER

BY: David J. Kinnick

APPROVING AUTHORITIES CERTIFICATES

ENGINEER

Examined and approved in accordance with R.C.W. 58.17.160(1) and Chapter 11.01 IOC this 9th day of September, 1991.

ISLAND COUNTY ENGINEER

BY: Roy L. Allen



PLANNING DEPARTMENT

This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.17, Island County Code, and is hereby approved this 9th day of September, 1991.

ISLAND COUNTY PLANNING DEPARTMENT

Donna Kinnick  
DONNA KINNICK  
Planning Director

BOARD OF ISLAND COUNTY COMMISSIONERS

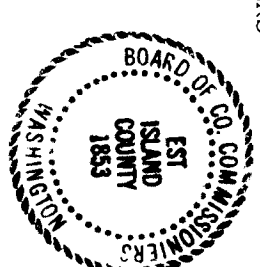
This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.17, Island County Code, and is hereby approved by the Board of Island County Commissioners this 9th day of September, 1991.

BOARD OF ISLAND COUNTY COMMISSIONERS

Robert J. Kinnick  
ROBERT J. KINNICK, CHAIR

David J. Kinnick  
DAVID J. KINNICK, COMMISSIONER

Dwain G. Gable  
DWAINGABLE, COMMISSIONER



CERTIFICATE OF TITLE

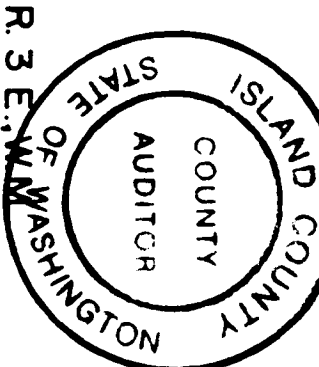
Recorded this 9th day of Sept, 1991, in Volume 614, Page \_\_\_\_\_, under Auditor's File No. 91013489, records of Island County, Washington.

AUDITOR'S CERTIFICATE

Filed for record at the request of Barbara Demuth-Mullally this 9th day of Sept, 1991, at 3:27 P.M. in Volume \_\_\_\_\_ of Planned Residential Developments, Pages 15-17, under Auditor's File No. 91013489, Records of Island County, Washington.

ART HYLAND  
ISLAND COUNTY AUDITOR

BY: Donna Kinnick



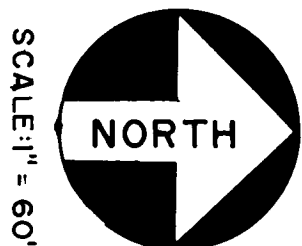
INDEX: SW 1/4, SEC. 3, TWP 29, N. R. 3 E. W.M.  
NORTHSHORE LAND SURVEYING  
18706 80TH AVE., BOTHELL WA. 98011  
(206) 483-1020

613 47871

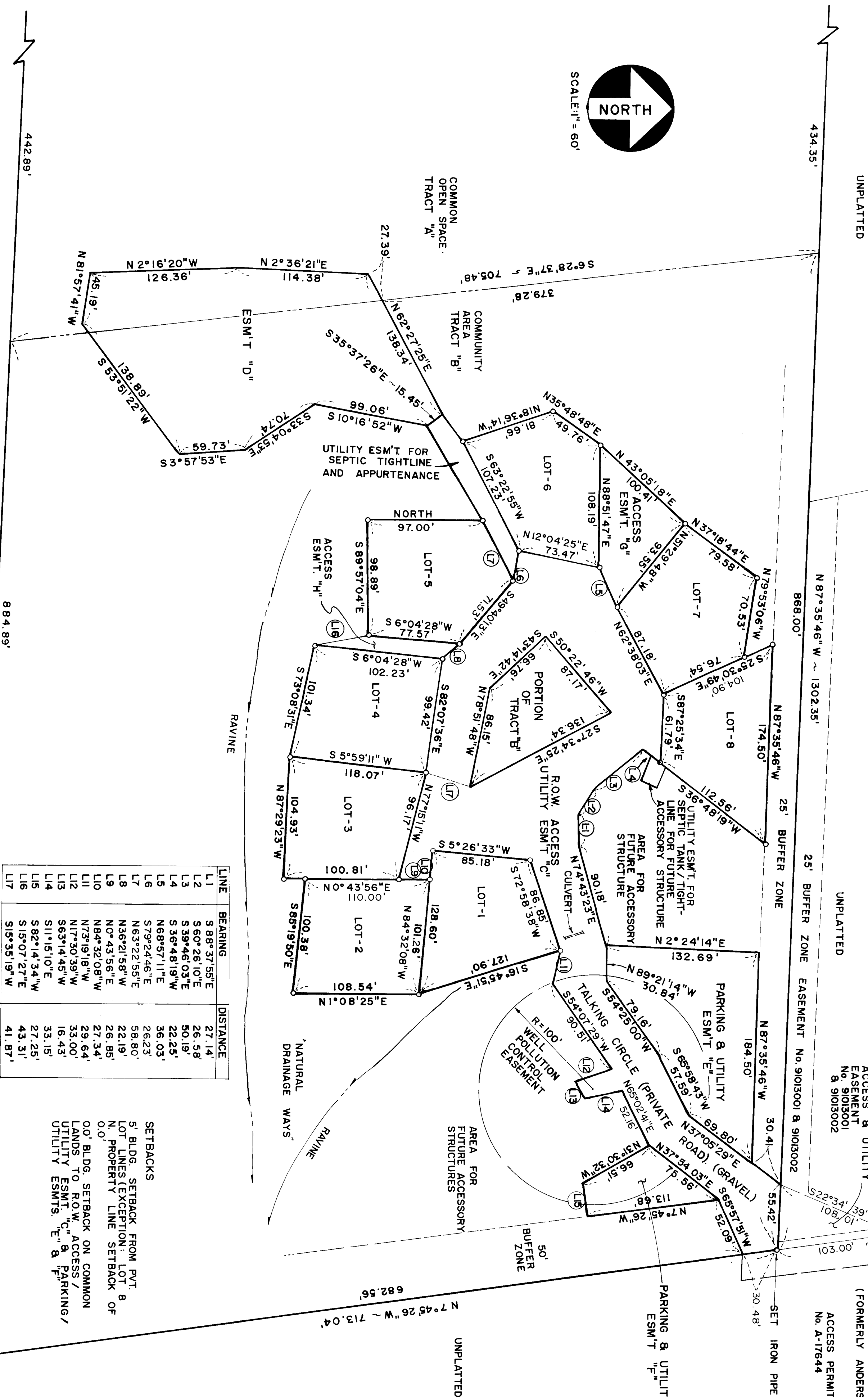
PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN  
ANDERSON ROAD NEIGHBORHOOD GROUP

NO. UA 06/89R32903-182-2250  
ISLAND COUNTY WASHINGTON

(SEE DETAIL)  
PAGE 3 OF 3  
ACCESS & UTILITY  
EASEMENT No. 90014004  
ACCESS & UTILITY  
EASEMENT No. 9013001  
& 9013002  
ACCESS PERMIT  
No. A-17644  
(BAKER AVE. PRIVATE RD.  
(FORMERLY ANDERSON RD.)



SCALE: 1" = 60'



LINE	BEARING	DISTANCE
L1	S 88° 37' 55" E	27.14'
L2	S 60° 26' 10" E	26.58'
L3	S 39° 46' 03" E	50.19'
L4	S 36° 48' 19" W	22.25'
L5	N 68° 57' 11" E	36.03'
L6	S 79° 24' 46" E	26.23'
L7	N 63° 22' 55" E	58.80'
L8	N 36° 21' 58" W	22.19'
L9	N 0° 43' 56" E	26.85'
L10	N 64° 32' 08" W	27.34'
L11	N 73° 19' 18" W	29.64'
L12	N 17° 30' 33" W	33.00'
L13	S 63° 14' 45" W	16.43'
L14	S 11° 15' 10" E	33.15'
L15	S 82° 14' 34" W	27.25'
L16	S 15° 07' 27" E	43.31'
L17	S 15° 35' 19" W	41.87'

SETBACKS  
5' BLDG. SETBACK FROM PVT.  
LOT LINES (EXCEPTION: LOT 8  
N. PROPERTY LINE SETBACK OF  
0.0')  
0.0' BLDG. SETBACK ON COMMON  
LANDS TO ROW, ACCESS/  
UTILITY ESMT. "C" & "F" PARKING/  
UTILITY ESMTS. "E" & "F"

EQUIPMENT USED

LIETZ TM6, THEODOLITE  
ELECTRONIC DISTANCE METER  
(EDM), P.I. NO. 1000  
CHAIN, 300 FT. B.W.M. CALIBRATED

MERIDIAN USED

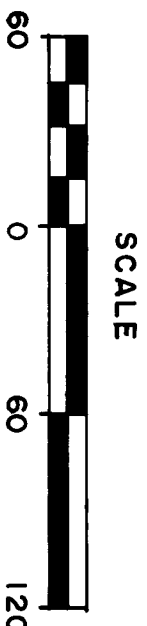
P.O.S. BK. 4, PG. 108  
FROM N. 1/4 COR. TO CTR. SEC. MON.

FIELD SURVEY PROCEDURE

FIELD SURVEY WITH PHYSICAL CLOSURE  
PRECISION EXCEEDS 1 IN 10,000

LEGEND

(P) PLAT DIMENSIONS  
(M) MEASURED DIMENSIONS  
(C) CALCULATED DIMENSIONS  
O SET REBAR/CAP NO. 8394



UNPLATTED

SET TACK IN LEAD  
IN ROCK



INDEX: SW. 1/4, SEC. 3, TWP. 29, N. R. 3 E. W.M.  
NORTHSHORE LAND SURVEYING  
19706 80TH AVE., BOTHELL, WA. 98011  
(206) 483-1020

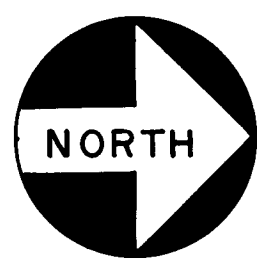
363

PRD

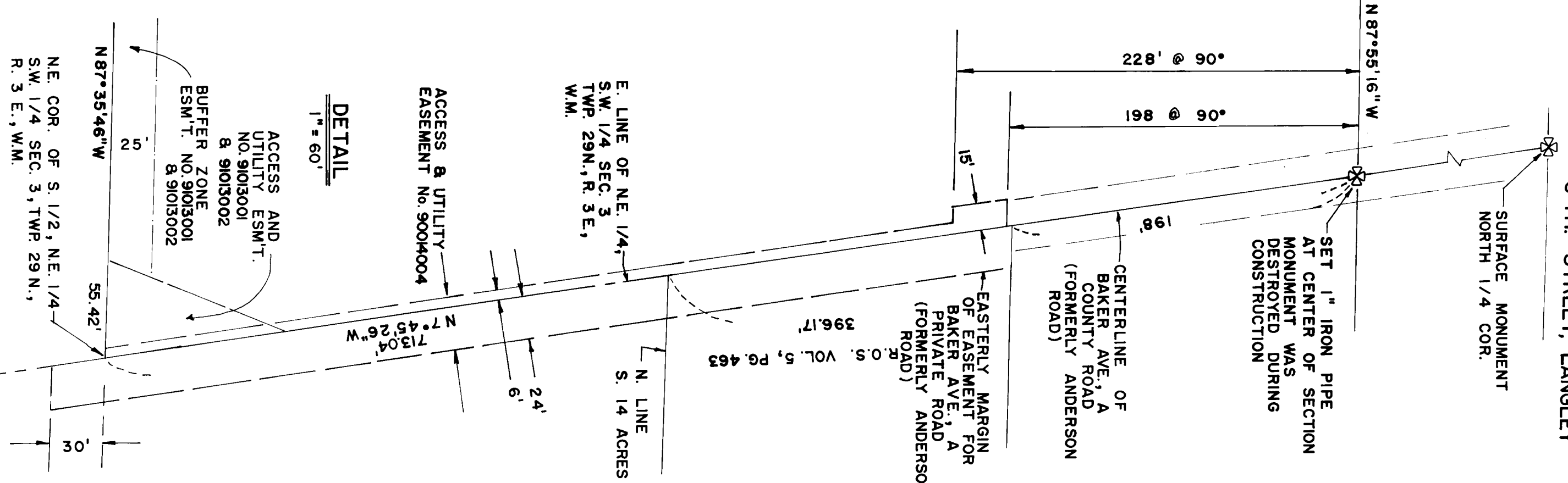
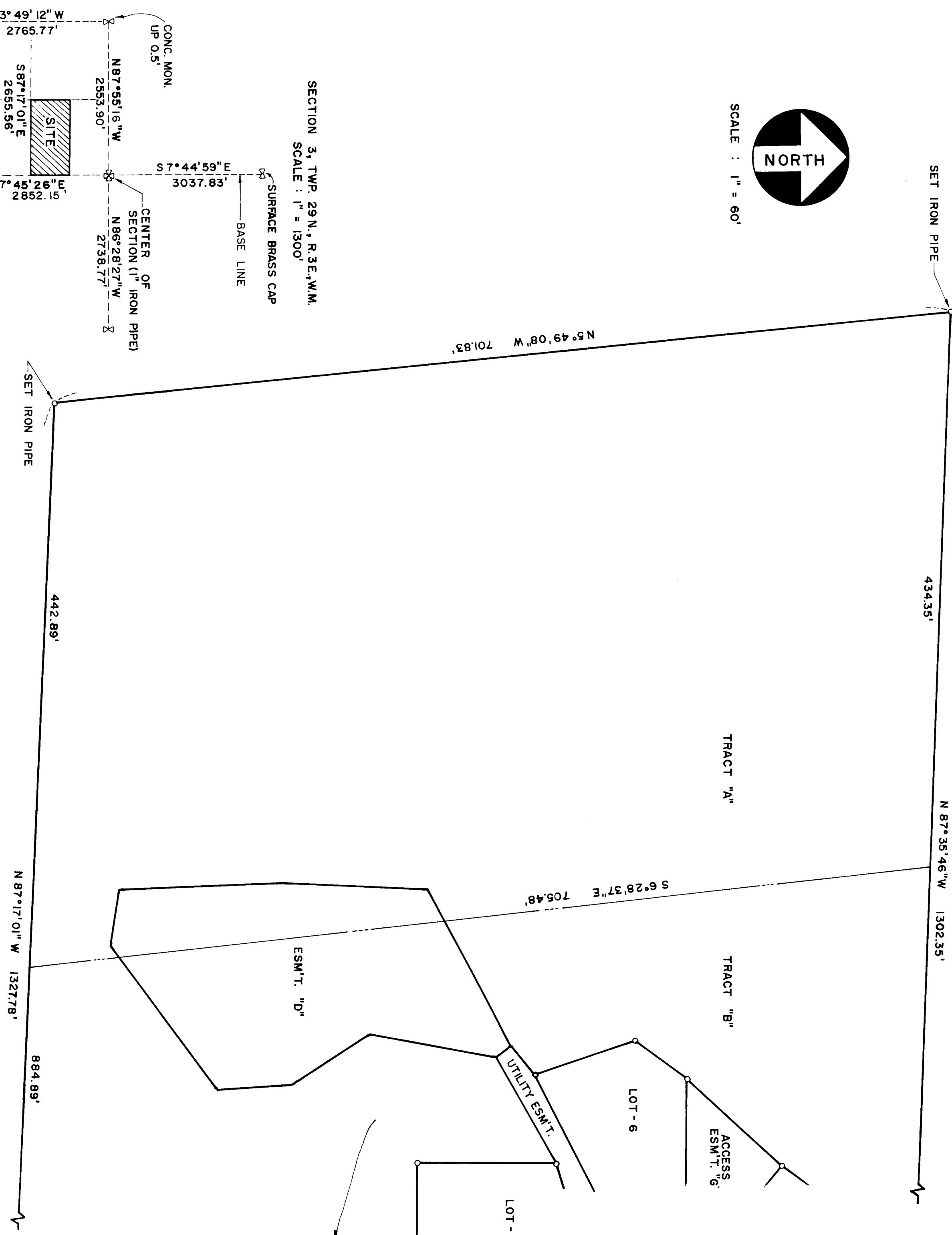
PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN

ANDERSON ROAD NEIGHBORHOOD GROUP  
NO. UA 06/89 R32903-182-2250  
ISLAND COUNTY WASHINGTON

8134787



SCALE : 1" = 60'



INDEX: S.W. 1/4, SEC. 3, TWP. 29, N., R. 3 E., W.M.  
NORTHSHORE LAND SURVEYING  
19706 80TH AVE., BOTHELL, WA 98011  
(206) 483-1020